

055.0

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Map

Block

Lot

1 of 1
CARDIndustrial
ARLINGTON

Total Card / Total Parcel

675,900 /

675,900

675,900 /

675,900

675,900 /

675,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
32		PRENTISS RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	J & G PRENTISS LLC	
Owner 2:		
Owner 3:		

Street 1: 32 PRENTISS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WARD ELAINE P.V./TRUSTEE -

Owner 2: ELAINE P. WARD TRUST -

Street 1: 32 PRENTISS ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,429 Sq. Ft. of land mainly classified as R+D Bldg. with a Indust - Lt Building built about 1950, having primarily Vinyl Exterior and 3732 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
404	R+D Bldg.	1.0	6429		Sq. Ft.	Site		0	30.5	2.19	CA			Locatio	-20					428,666						428,700	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
404										6429.000		247,200				428,700		675,900			
Total Card										0.148		247,200				428,700		675,900			
Total Parcel										0.148		247,200				428,700		675,900			
Source: Market Adj Cost										Market Adj Cost		Total Value per SQ unit /Card:		181.11		/Parcel: 181.1					

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct									
Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value			
404										6429.000		247,200				428,700		675,900			
Total Card										0.148		247,200				428,700		675,900			
Total Parcel										0.148		247,200				428,700		675,900			
Source: Market Adj Cost										Market Adj Cost		Total Value per SQ unit /Card:		181.11		/Parcel: 181.1					

USER DEFINED

Prior Id # 1: 36696

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 33 - Indust - Lt		Full Bath	Rating:	A Bath:	Rating:	VACANT - FOR RENT.								3	17										
Sty Ht: 2 - 2 Story		3/4 Bath: 1	Rating: Average	A 3QBth	Rating:									27		14									
(Liv) Units: 1	Total: 1	1/2 Bath: 2	Rating: Average	A HBth:	Rating:									11											
Foundation: 6 - Slab		OthrFix:	Rating:	OTHER FEATURES												4	30	14	10						
Frame: 1 - Wood		Kits:	Rating:	1st Res Grid Desc: Line 1 # Units:																					
Prime Wall: 4 - Vinyl		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
Sec Wall: 8 - Brick Veneer	15%	Frl:	Rating:	Other																					
Roof Struct: 1 - Gable		WSFlue:	Rating:	Upper																					
Roof Cover: 1 - Asphalt Shgl				Lvl 2																					
Color: WHITE				Lvl 1																					
View / Desir:				Lower																					
GENERAL INFORMATION				CONDOS INFORMATION																					
Grade: C - Average		Location:																							
Year Blt: 1950	Eff Yr Blt:	Total Units:																							
Alt LUC:	Alt %:	Floor:																							
Jurisdct:	Fact: .	% Own:																							
Const Mod:		Name:																							
Lump Sum Adj:																									
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL					
Avg Ht/FL: 73	Phys Cond: AV - Average	40.	%	Functional:				Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wall: 1 - Drywall				Economic:				Interior:																	
Sec Int Wall: 5 - Minimul	40 %			Special:				Additions:																	
Partition: T - Typical				Override:				Kitchen:																	
Prim Floors: 4 - Carpet					Total:	40	%	Baths:																	
Sec Floors: 12 - Concrete	40 %							Plumbing:																	
Bsmnt Flr:								Electric:																	
Subfloor:								Heating:																	
Bsmnt Gar:								General:																	
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext: S																									
Heat Fuel: 2 - Gas																									
Heat Type: 1 - Forced H/Air																									
# Heat Sys: 1																									
% Heated: 100	% AC: 50																								
Solar HW: NO	Central Vac: NO																								
% Com Wall	% Sprinkled: 0																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 055.0-0002-0001.A												IMAGE				AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
2	Frame Shed	D	Y	1	10x10	A	AV	1980	0.00	T	31.2	404	1.												
More: N	Total Yard Items:					Total Special Features:								Total:											